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**February 13, 2020**

**1. BZA-2031 THETA NU HOUSING, LLC:**

Petitioner is requesting the following variances to raze four existing residential buildings and construct a new sorority building on R3W-zoned land:

1. To increase the building height to 28' at the finished floor of the upper story from the maximum allowed 14'; (UZO 2-10-11)
2. To decrease the parking requirement to 24 spaces from the minimum requirement of 45; (UZO 4-6-3)
3. To eliminate the maneuvering aisle required for parking spaces along the alley; (UZO 4-6-15)
4. To eliminate the no parking setback requirement; (UZO 4-4-6)
5. To reduce the required building setback from Northwestern Avenue to 20' from the minimum requirement of 60'; (UZO 2-10-8)
6. To reduce the street setback from Fowler Avenue to 30' from the minimum requirement of 60'; and (UZO 2-10-8)
7. To reduce the required bicycle parking to 25 spaces from the minimum requirement of 45; (UZO 4-6-7)

on property located at the southeast corner of Northwestern and Fowler Avenues, in West Lafayette, Wabash 19 (NE) 23-4.

**2. BZA-2032 JAMES L. AND SHEILA A. COCHRAN:**

Petitioners are requesting the following variances to add a residential unit in an existing apartment building on R3W-zoned land:

1. To decrease the required parking to 6 spaces from the minimum requirement of 11 spaces; and (UZO 4-6-3)
2. To reduce the building setback from Vine Street to 7.2' from the minimum requirement of 25'; (UZO 2-10-8)

on property located at the southeast corner of Vine Street and Fowler, more specifically, 229 W. Fowler Avenue in West Lafayette, Wabash 19 (NE) 23-4.

**RECOMMENDATION:**

Staff advises that the above requests do not constitute use variances.